

**PLANNING AND ZONING COMMISSION
AGENDA**

Tuesday, May 12, 2015

8:00 P.M.

**Room 206
Town Hall**

PUBLIC HEARING

Continuation of Public Hearing regarding Special Permit Application #288/Site Plan, Fjord Fish Market, 1015 Boston Post Road. Proposing to establish a retail fish market with associated convenience food service use in a portion of the now-vacant 927+/- square foot first floor space at 1015 Boston Post Road. The subject property is situated on the northwest corner of the intersection formed by Boston Post Road and Day Street and is shown on Assessor's Map #73 as Lot #15 & 16, in the CBD (Central Business District) Zone. *HEARING OPENED: 5/5/2015.*

Continuation of Public Hearing regarding Land Filling & Regrading Application #346, Jeffrey & Tracey Grills, 62 St. Nicholas Road. Proposal for filling and regrading associated with the construction of a replacement single-family residence, pool and stormwater management and to perform related site development activities. The subject property is located on the south side of St. Nicholas Road, approximately 2,000 feet west of its intersection with Mansfield Avenue, and is shown on Assessor's Map #6 as Lot #88 in the R-2 Zone. *HEARING OPENED: 3/31/2015. DEADLINE TO CLOSE PUBLIC HEARING: 5/12/2015 UNLESS EXTENSION OF TIME IS GRANTED BY APPLICANT.*

Continuation of Public Hearing regarding Proposed Amendment to Darien Zoning Regulations (COZR #1-2015), Special Permit Application #287/Site Plan review, Land Filling & Regrading #349, Knobel Hill, LLC, 40 Locust Hill Road. Proposing to demolish the existing structures on-site, apply the Active Senior Residential Overlay Zone to the subject property, and construct an "Active Senior Residential Development" under Section 430 of the Darien Zoning Regulations consisting of six total dwelling units; install associated stormwater management; and to perform related site development activities. The application also includes a proposed amendment to Subsection 436b of the Zoning Regulations regarding terraces and utility equipment. The subject property is located on the south side of Locust Hill Road, at the southwest corner formed by its intersection with Settler's Trail, and is shown on Assessor's Map #64 as Lot #49 in the R-1 Zone. *HEARING OPENED: 4/28/2015. DEADLINE TO CLOSE PUBLIC HEARING: 6/1/2015*

GENERAL MEETING

Deliberation and possible decision regarding:

Land Filling & Regrading Application #348, Jeffrey & Dagmar Scalise, 1 Lynn Court. Proposal for filling and regrading associated with the construction of a replacement single-family residence, detached garage, associated patios, and stormwater management, and to perform related site development activities. *PUBLIC HEARING CLOSED 4/28/2015. DECISION DEADLINE: 7/2/2015*

Deliberation only on the following two items:

Coastal Site Plan Review #307, Flood Damage Prevention Application #348, Land Filling & Regrading Application #350, Jared & Schuyler Heuer, 37 Contentment Island Road Proposal to

construct an addition to the existing single-family residence, modify the parking court and driveway, and to perform related site development activities within regulated areas. *PUBLIC HEARING CLOSED 5/5/2015. DECISION DEADLINE: 7/9/2015.*

Coastal Site Plan Review #270-B, Flood Damage Prevention Application #306-B, Land Filling & Regrading Application #270-B, Paul & Amy Darrah, 11 Peabody Lane. Proposal to retain a seawall; remove existing ramp and pier and float; construct timber walkway; construct elevated walkway, pier, gangway and float; and to perform related site development activities within regulated areas. *PUBLIC HEARING CLOSED 5/5/2015. DECISION DEADLINE: 7/9/2015.*

Approval of Minutes

April 7, 2015 General Meeting/Public Hearing

Any Other Business (Requires two-thirds vote of Commission)

ADJOURN.